

1/169 Shepperton Road, Victoria Park, WA 6100



House For Sale

Wednesday, 3 April 2024

1/169 Shepperton Road, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 352 m2

Type: House



Fulton Borthwick

0894737777

Expressions Of Interest

Proudly presented by Fulton Borthwick Welcome to your own slice of vintage paradise with this simply captivating 1930's solid brick and iron home! Nestled on a generous survey strata front lot of 352m², this character charmer is impeccably presented, recently painted internally and externally and an absolute heart stopper! Step inside to discover a world of charm and elegance featuring soaring 12 ft high ceilings, picture rails, timber architraves, gorgeous light fittings, and exquisite jarrah flooring that exude warmth and character. This home boasts two living areas and three super-sized bedrooms, ensuring ample space for the whole family to unwind in absolute comfort. Entertain guests in style in the huge lounge room, adorned with picture rails, ornate fireplace, picture rails, a charming ceiling rose with a splendid pendant light adding a touch of grandeur and class to every gathering. The open plan kitchen and meals area, complimented by a second living space, create the perfect setting for cosy family dinners or lively get-togethers. Indulge your culinary desires in the well-appointed kitchen, complete with a NEW Omega convection cooktop, Primera oven, double stainless-steel sink, pantry and ample storage space with under bench and overhead cupboards. Plus, stay cool and comfortable year-round with the split system air conditioning in the meals/family area. Outside, the fully paved courtyard for easy care with a patio beckons for al fresco dining and lazy Sunday afternoons spent basking in the sunshine. With a huge, sealed carport and additional open space parking, accommodating guests is a breeze. Rest easy knowing your home is equipped with security grills on windows and doors, ensuring peace of mind for you and your loved ones. Plus, enjoy the convenience of a Bosch gas hot water system and NBBN (FTTH) connectivity for lightning-fast internet speeds. Situated in a prime location, this home offers unparalleled convenience. Take a leisurely stroll to public transport options, including bus and rail, or explore the vibrant Victoria Park Cafe and restaurant strip just moments away. With the CBD, Crown Complex, Perth Stadium, and shopping centres all within easy reach, every amenity you could wish for is right at your fingertips. For investors, rental income is estimated in the range \$700pw to \$720pw. Outgoings: * Council rates: \$1,448.27 23/24FY * Water rates: \$861.57 22/23FY * Survey Strata Fees: Nil! This is your opportunity to capitalise on the Seller's hard work and enjoy the benefits of a home where there is literally nothing to do but to move in and enjoy. Don't miss your chance to own a piece of history with this enchanting character sensation. Schedule your private viewing today and make this timeless treasure your own! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.